

**OVERSIGHT BOARD OF THE FORMER  
COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF COMPTON**

**STAFF REPORT**

**DATE:** AUGUST 15, 2012

**TO:** THE HONORABLE CHAIR AND BOARD MEMBERS

**FROM:** EXECUTIVE DIRECTOR

**SUBJECT:** AGREEMENT WITH BEST RESTORATION SERVICES, INC., YOUTH BUILD AND THE SUCCESSOR AGENCY FOR CLEARANCE AND REMOVAL OF DEBRIS ON SUCCESSOR AGENCY OWNED PROPERTY LOCATED AT 950 W. ALONDRA BLVD.

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**SUMMARY**

Staff is requesting that the Board approve an agreement between Best Restoration Services, Inc., Youth Build and the Successor Agency for the clearance and removal of debris on Successor Agency owned property located at 950 W. Alondra Blvd.

**BACKGROUND**

The former Community Redevelopment Agency purchased the subject property from East West Bank through a "Foreclosure" sale following the failure of the previous developer to meet their financial obligations and complete the project. The Agency purchased the foreclosed project with the objective of facilitating completion of the unfinished 28 unit townhome units. The previous developer left a lot of debris and unfinished construction related items on the site that are an impediment to the disposition of the property. These items are creating blight and violate the City's Building and Safety code laws. As part of its pre-conveyance obligations, the Agency removal of this debris and materials in order to mitigate the physical blight and comply with the City's Building code in preparation for eventual property disposition and development.

**STATEMENT OF THE ISSUE**

In addition to alleviating blight by complying with the City's Building and Safety code requirements, the Successor Agency strategically analyzed an opportunity to include a "Job Training" component into the project for the youth in the City of Compton. Towards this end, the Successor Agency has negotiated with Best Restoration and Youth Build to provide a job training component under the project with the intent of providing essential construction related job skills to the youth in the City.

Best Restoration Services, Inc. has over 18 years of experience in the construction related field and specializes in providing property maintenance and security. Both the City and Agency have utilized the services of Best Restoration in the past and they are uniquely qualified and familiar with the Successor Agency site, which is needed to perform the scope of work proposed.

Youth Build organization has committed to work with the Successor Agency in furtherance of the goals and objectives of the City. Youth Build is a very successful non-profit organization that is dedicated to provide life skills including, education and job training skills to young adults in the field of construction. In Youth Build programs, low-income young people ages 16 to 24 work full-time for 6 to 24 months toward their GEDs or high school diplomas while learning job skills by building affordable housing in their communities. Students may earn AmeriCorps education awards through their homebuilding and other community service. At exit, they are placed in college, jobs, or both. Today, there are 273 Youth Build programs in 46 states, Washington, DC and the Virgin Islands engaging approximately 10,000 young adults per year.

### **FISCAL IMPACT**

The approval of this agreement and resolution will have no impact to the City's General Fund. The Successor Agency has funds approved in the ROPS by the DOF and Oversight board in the amount of 60,000 allocated in account number 1201-91-0000-4262.

### **RECOMMENDATION**

Staff is requesting that the Board approve an agreement between Best Restoration Services, Inc., Youth Build and the Successor Agency for the clearance and removal of debris on Successor Agency owned property located at 950 W. Alondra Blvd.

Note: That the above actions of the Oversight Board shall not become effective for three business days, pending any request for review by the DOF. If DOF requests review of the above Board actions, it will have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration and the action, if you subject to review by DOF, will not be effective until approved by DOF.

**G. HAROLD DUFFEY**  
**EXECUTIVE DIRECTOR**

GHD:KSB:mla

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AN AGREEMENT WITH BEST RESTORATION SERVICES, INC., YOUTH BUILD AND THE SUCCESSOR AGENCY FOR CLEARANCE AND REMOVAL OF DEBRIS ON SUCCESSOR AGENCY OWNED PROPERTY LOCATED AT 950 W. ALONDRA BLVD.**

**WHEREAS**, the former Community Redevelopment Agency purchased the subject property from East West Bank through a “Foreclosure” sale following the failure of the previous developer to meet their financial obligations and complete the project. The Agency purchased the foreclosed project with the objective of facilitating completion of the unfinished 28 unit townhome units; and

**WHEREAS**, the previous developer left a lot of debris and unfinished construction related items on the site that are an impediment to the disposition of the property. These items are creating blight and violate the City’s Building and Safety code laws. As part of its pre-conveyance obligations, the Agency removal of this debris and materials in order to mitigate the physical blight and comply with the City’s Building code in preparation for eventual property disposition and development; and

**WHEREAS**, in addition to alleviating blight by complying with the City’s Building and Safety code requirements, the Successor Agency strategically analyzed an opportunity to include a “Job Training” component into the project for the youth in the City of Compton. Towards this end, the Successor Agency has negotiated with Best Restoration and Youth Build to provide a job training component under the project with the intent of providing essential construction related job skills to the youth in the City; and

**WHEREAS**, Best Restoration Services, Inc. has over 18 years of experience in the construction related field and specializes in providing property maintenance and security. Both the City and Agency have utilized the services of Best Restoration in the past and they are uniquely qualified and familiar with the Successor Agency site, which is needed to perform the scope of work proposed; and

**WHEREAS**, Youth Build organization has committed to work with the Successor Agency in furtherance of the goals and objectives of the City. Youth Build is a very successful non-profit organization that is dedicated to provide life skills including, education and job training skills to young adults in the field of construction. In Youth Build programs, low-income young people ages 16 to 24 work full-time for 6 to 24 months toward their GEDs or high school diplomas while learning job skills by building affordable housing in their communities. Students may earn AmeriCorps education awards through their homebuilding and other community service. At exit, they are placed in college, jobs, or both. Today, there are 273 Youth Build programs in 46 states, Washington, DC and the Virgin Islands engaging approximately 10,000 young adults per year; and

**WHEREAS**, The approval of this agreement will have no impact to the City of Compton’s General Fund. The Successor Agency has funds approved in the ROPS by the DOF and Oversight board in the amount of 60,000 allocated in account number 1201-91-0000-4262.

**NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CITY OF COMPTON, HEREBY FINDS, DETERMINES, RESOLVE, AND ORDERS AS FOLLOWS:**

**Section 1.** That the above recitals are hereby true and correct and are a substantive part of this resolution.

**Section 2.** That this resolution is adopted pursuant to Health and Safety Code Section 34177.

**Section 3.** That the Oversight Board hereby approves an agreement between the Successor Agency, Best Restoration and Youth Build for the clearance and removal of debris on Successor Agency owned property located at 950 W. Alondra Blvd.

**Section 4.** That the approval of this agreement will have no impact to the City of Compton's General Fund. The Successor Agency has funds approved in the ROPS by the DOF and Oversight board in the amount of 60,000 allocated in account number 1201-91-0000-4262.

**Section 5.** That the officers and staff of the Oversight Board and the Successor Agency staff are hereby authorized and directed, jointly and severally, to execute the agreement as agreed upon by all parties and to do any and all things which they may deem necessary or advisable to effectuate this resolution.

**Section 6.** That a certified copy of this resolution shall be filed in the offices of the Executive Director of the Successor Agency.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**CHAIRPERSON OF THE OVERSIGHT BOARD  
TO THE SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF COMPTON**

**ATTEST:**

\_\_\_\_\_  
**DEPUTY CLERK  
LOS ANGELES COUNTY BOARD OF SUPERVISORS  
ACTING AS SECRETARY TO THE OVERSIGHT  
BOARD TO THE SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF COMPTON**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF COMPTON: ss

I, \_\_\_\_\_, Secretary to the Oversight Board to the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing resolution was adopted by the Board, signed by the Chairperson, and attested by the Secretary at the regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2012.

That said resolution was adopted by the following vote, to wit:

**AYES:        BOARD MEMBERS -  
NOES:        BOARD MEMBERS -  
ABSENT:     BOARD MEMBERS -**

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**DEPUTY CLERK  
LOS ANGELES COUNTY BOARD OF SUPERVISORS  
ACTING AS SECRETARY TO THE OVERSIGHT  
BOARD TO THE SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF COMPTON**